

Minneapolis
City of Lakes

**Operations & Regulatory
Services**

John A. Bergquist
Assistant City Coordinator

Inspections Division
Merwyn Larson, P.E., Director

**Construction Inspection
Services**
Connie Fournier, Deputy Director

Development Review Services
Bradley J. Thorson, Deputy Director

Housing Inspection Services
JoAnn Velde, Deputy Director

AUGUST 6, 2003

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5800
Fax 612 673-5819
TTY 612 673-3300

The Honorable Dan Niziolek, Chair
Public Safety and Regulatory Services Committee
Room 307, City Hall
Minneapolis, Minnesota 55415

RE: 3045 - 2ND Avenue South

In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by **demolition/rehabilitation** of the building as provided in Chapter 249.

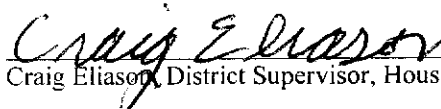
Address:	3045 - 2 nd Avenue South	Ward	8
Legal Description:	Lot 13 - Block 1 Baker's 2nd Addition to Minneapolis		
Building Type:	Tri- Plex --M3 (Multi Family)	Dwelling Unit Number:	3
Number of stories:	2. 2	Square Footage	
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves Demolition/Rehabilitation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

RECOMMENDATION:

The City Coordinator, Assistant City Coordinator, Director of Inspections, Deputy Director of Housing Inspection Services and District Supervisor of Housing Inspection Services recommends that the City Council approve the **demolition/rehabilitation** of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

 8/06/03
JoAnn Velde, Deputy Director, Housing Inspection Services


Craig Eliason, District Supervisor, Housing Inspection services

Report Prepared By **James Edin**
Inspector, Hazardous/Boarded Buildings
Phone: **673-5828**

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date: SEPTEMBER 17, 2003 (2:00 p.m.)

Subject Property Address: 3045 - 2ND Avenue South **Ward:** 8

Owner(s) of Record: Hennepin Forfeited Land **Taxpayer of Record:** Corrine E. Zala

Neighborhood Assn: Central Neighborhood Attn: Joe Horan (612-673-5144)
Art Erickson, Board President (638-1019)
310 East 38th Street Mpls. 55409

General Property Information: **Lot Size:** 46.00 x 127.30 **Number of Units:** 3

Building Age: 115 years **Year Built:** 1888 **Zoning:** R2B **Number of Stories:** 2.2

Comprehensive Land Use: Low Density Residential – No special/combined uses exist
per Neil Anderson, Zoning/Planning

Historic Significance: Property may be of historic value. May have adverse effect if removed.
This property is directly across the street from the Healy Block Historic District
per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 2% for Single Family and 5% for Multi Family
per Fred Neet, Zoning/Planning

Conditional Uses or Variances: No special council permits, conditional uses or variances
per Steve Poor, Zoning/Planning

History of Neglect: Refer to data in file "History by Address"

Initial Board Date: 5/01/89 **Number of Notices:** 10 **Boardings:** 4 **Fire Damaged:** No

Neighborhood Assn: We received written request: Yes ☐ No ☒

We received response to Impact Statement: Yes ☐ No ☒

Neigh. Impact Response: **Total Sent:** 27 **Rehab:** 2 **Demo:** none **Don't Know:** none

Owner gave auth to demo: Yes ☐ No ☒ **Submitted written rehab statement:** Yes ☐ No ☒

Inspections Division: Recommends Rehabilitation

Estimated Cost to Rehab: \$140,000. to \$190,000.

Comment: Gross floor area estimate at conservative sq. ft. building cost of \$45. To \$75. PSF

Many code issues and re-work ordered per code compliance

Remedy of nuisance condition possible by renovation if compliance is obtained.

Estimated Cost to Demo: \$12,500.

MCDA: Recommends Rehabilitation

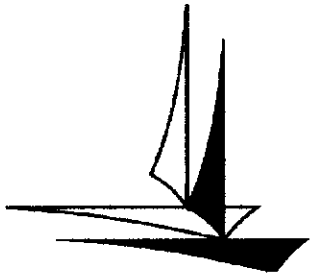
After Rehab Market Value: \$275,000. L.F.

Rehab finds are...☒are not available ☐Is...Is Not in CDBG designated area

Comment: None

Robert Lilligren

City Council Vice President – Council Member Ward Eight
350 S 5th Street – Room 307
Minneapolis, MN 55415-1383



City of Minneapolis

AUG 16 2003

TO: Craig Eliason, District Supervisor, Housing Inspections Services
FROM: Council Vice President Robert Lilligren – Council Member Ward 8
DATE: August 12, 2003
RE: 3045 2nd Avenue South

Craig, I am returning, unsigned, your request for direction on the above-referenced property.

I have had conversations with the owner of this property; she is continuing work on the rehabilitation of the house. I realize that it has been a long process, but a large amount of work has been accomplished and, I believe, if funds were more readily available, the work would be completed even more quickly.

At this point, I would like to see the housing stock saved and have no desire to see a demolition at this site. I am concerned that in signing the attached letter, I will support the path to demolition.

Please let me know if you have any questions or wish to discuss this in more detail.

A handwritten signature in cursive script that reads "Robert Lilligren".

Robert Lilligren
City Council Vice President
Council Member – Ward Eight

cc- Corrine Zala

**Corrine E. Zala
2733 Columbus Avenue South
Minneapolis, MN 55407
612-871-4809**

September 15, 2003

To Whom it May Concern:

RE: Completion of 3045 2nd Avenue South

Per your request dated August 25th 2003, please find enclosed, a brief summary of the work that will be completed on my property located at 3045 2nd Avenue South. Please be advised via this correspondence, and per our numerous previous communications that it is my intention to continue, in good faith to rehab/restore this Victorian property. My immediate goal is to complete work that is required to satisfy the City of Minneapolis minimum code requirements.

Since our meeting this spring, the lower portion of the house has been primed and painted to match the work that had previously been done on the upper half of the house. I have also continued to work on window repair. Work will continue this fall on the trim and garage and the focus will continue on exterior repairs until the weather will no longer permit. Completion of any remaining minimum code exterior items will be done in the spring as soon as the weather will permit. Interior work will continue during the winter months.

Also per our prior communications I have continued my efforts to secure financing to complete the minimum code phase of my work. This part of the work has been completed and I now have the necessary funds available to complete minimum code work. Materials needed to complete the remaining work have been salvaged and/or purchased and are ready for installation.

The remaining work will include the following and will encompass the line item summary of required work (please reference) that has been provided by the field inspectors. The budget includes duplicate deposits, fees, and permits paid to the inspections department, as well as payment for any remaining permits including plumbing heating and electrical.

Exterior siding and misc wood repair including doors @ house and garage
Remove remaining gutter sections
Prime and paint remaining areas
Install 2 remaining sashes in the house that need repair

Page 2 of 2

Install replacement storms and screens as needed
Steps @ 2 back entrances

Interior completion of second heating, plumbing and electrical
Install and tape sheetrock
Prime and paint interior walls and ceilings
Clean and repair existing flooring
Install misc. bath, kitchen, and laundry hardware-towel bars etc.
Install appliances

The total budget for completion is \$27,000, plus owner sweat equity for completion of finishing work. I have set aside an additional 15% cash contingency.

Please contact me with any further questions.

Regards,



Corrine E. Zala
Property owner/3045 2nd Avenue South

Cc/8th Ward City Councilman Robert Lilligren

**Boarded Buildings
Zoning/Planning Departments Report – 673-2597
Chapter 249 Findings**

INSP. USE ONLY
Sent: AUG 18 2003
Completed:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, the Zoning/Planning Departments Submit the following information for the City Council's Consideration at the public hearing regarding alleged nuisance conditions at:

3045 - 2ND AVENUE SOUTH

CALL BOARDED BUILDINGS (673-2007) WHEN COMPLETED

Please, no later than: SEPTEMBER 5, 2003

PS & RS hearing scheduled for: SEPTEMBER 17, 2003

Zoning	
1. The subject property is zoned:	<u>R2B</u>
2. Do special council permits, conditional uses, or variances exist at this address?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Comments:	
Signature <u>(Stephen Poor)</u>	Date <u>9/16/03</u>

COMPREHENSIVE LAND USE	
1. The subject property's comprehensive land use plan classification is:	<u>Special/combined</u>
2. Special/combined uses exist at this address?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Comments:	
Signature <u>(Neil Anderson)</u>	Date <u>9/16/03</u>

HISTORIC SIGNIFICANCE	
1. The subject property is:	<input type="checkbox"/> Nationally registered <input type="checkbox"/> Locally designated as historic
	<input checked="" type="checkbox"/> A potential historic resource <input type="checkbox"/> No adverse effect if removed
2. Comments: <u>This property is directly across the street from the Healy Block Historic District.</u>	
Signature <u>(Greg Mathis)</u>	Date <u>9/22/2003</u>

HOUSING NEEDS	
1. Neighborhood vacancy rate is:	<u>2 1/2%</u> Single-Family <u>5%</u> Multi-Family
2. Planning Department Perspective:	
Signature <u>(Fred Neet)</u>	Date <u>9-16-03</u>

BOARDED BUILDINGS
MCDA REPORT – CHAPTER 249 FINDINGS

INSP. USE ONLY
 Sent:
 Return By:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, MCDA submits the following information for the City Council's consideration at the public hearing regarding alleged nuisance conditions at: 3045 2ND AVE SOUTH

PS & RS HEARING SCHEDULED FOR Wednesday, OCTOBER 15, 2003

RETURN TO: Public Service Center, Attn: Boarded Bldgs – 250 South 4th St. Minneapolis MN 55415
 no later than:

TO BE COMPLETED BY INSPECTIONS			
Zoning: <u>R2B</u>	Number of Units: <u>2</u>	Number of Baths: <u>2/1</u>	
Lot Size: <u>46 x 127.30</u>	Number of Stories: <u>2.2</u>	Heating Type: <u>GFA</u>	
Building Age: <u>114 YRS</u>	Number of Rooms: <u>5/6</u>	Foundation Type: <u>FULL/LIMESTONE</u>	
Gross Living Area: <u>2548</u>	Number of Bedrooms: <u>2/2</u>		
Foundation Size: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Crawl Space			
Car Storage: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Car Port <input type="checkbox"/> Parking Pad <input type="checkbox"/> None			
Estimated Cost of Demolition: <u>\$12,500</u>			
Estimated Cost of Code Compliance Rehabilitation: <u>\$140,000 – \$190,000</u>			
Comments: <u>GROSS FLOOR AREA ESTIMATE AT CONSERVATIVE SQ FT BLDG COST OF \$45-\$75 PSF. MANY CODE ISSUES AND RE-WORK ORDERED PER CODE COMPLIANCE.</u>			
Recommendation: <u>X</u> Rehabilitation <input type="checkbox"/> Demolition <input type="checkbox"/> Other <input type="checkbox"/>			
<u>REMEDY OF NUISANCE CONDITION POSSIBLE BY RENOVATION IF COMPLIANCE IS OBTAINED.</u>			
Signature: <u>James W. Schi</u>		Date: <u>10/7/03</u>	

TO BE COMPLETED BY MCDA	
After Rehab. Market Value: <u>\$275,000 L.F.</u>	
Availability of Rehab. Funds: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
CDBG Designated Area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Recommendation: <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Demolition	
Comments:	
Signature: <u>[Signature]</u>	
Date: <u>10/9/03</u>	

**BOARDED BUILDINGS
OFFICIAL PUBLICATION**

(Published Finance & Commerce)

Dated: 08/25/03

Notice is hereby given to:

Corrine E. Zala, 2733 Columbus Ave S Minneapolis MN 55407

Hennepin Forfeited Land, Attn: Jeff Strand, 300 South 6th St. A-600 Minneapolis MN 55487

The Inspections Division of Regulatory Services of the City of Minneapolis ("Inspections") conducted an inspection of the propty generally known and described as **3045 - 2nd Avenue South**

Legal Description: Lot 13 Block 1, Bakers 2nd Addition to Minneapolis, according to the recorded plat thereof, and situated in Hennepin County, Minnesota

Property Identification Number: 03-028-24-12-0014 in the City of Minneapolis, County of Hennepin, State of Minnesota, which you own, have under your control, or in which you have an interest.

This announcement is to notify you that the above described building constitutes a nuisance condition under Chapter 249 of the Minneapolis Code of Ordinances. Accordingly, we are requesting the Public Safety and Regulatory Services Committee of the Minneapolis City Council to concur with our recommendation to rehabilitate or raze this structure... and to assess all costs to real estate as a special assessment. This meeting will be held in **Room 317, City Hall on Wednesday, September 17, 2003 at 2:00 P.M.** You have the right to appear individually or through a representative, or to submit a written statement to Inspections. You have the right to examine and cross-examine witnesses appearing at the hearing and offer such evidence as may bear on the decision to demolish or rehabilitate the building. You have the opportunity to review the Inspections file prior to the hearing, by arranging for review at the Inspections office. The hearing will be electronically recorded.

If you wish to contest the Inspections' recommendation, you must provide to Inspections a statement itemizing the cost to rehabilitate the building in order to demonstrate the feasibility of rehabilitation. This statement must be **RECEIVED** by Inspections at least 48 hours prior to the hearing. For example: For a hearing on Wednesday at 1:30 p.m., your statement must be delivered to Inspections by 1:30 p.m. on Monday to receive consideration.

Further information on the above matter may be obtained from **Craig Eliason** at **(612) 673-5851**

Word/publish

MINNEAPOLIS CITY ASSESSOR PARCEL USE CODE MFRS
 ASSESSOR'S OFFICE R. E. DATA BLDG USE CODE M2D

ID # 03 028 24 12 0014

PROPERTY ADDRESS 3045 2 AVE S

HOMESTEADER/OWNER CORRINE E ZALA

FRONTAGE: 46.00 DEPTH 127.30
 AREA 5,854

REGULAR SHAPE Y

THRU STREET B

ZONING R2B

Addition BAKERS 2ND ADDN

Plat - Block 16480 -1

Lot 13

INTERIOR FLOOR PLAN

	RMS	BD RM	DELUXE	FULL	3 / 4	1 / 2
BSMT						
Unit 1	5	2		2		
Unit 2	6	2		1		
Unit 3						
DINING ROOM	N	FAM RM (1ST FL)	N	FIRE PL #	0	

Extended Legal:

NEIGHBORHOOD		ROOF TYPE		Inspection Type	
54	CENTRAL	Gable		Deputy Name/ID	
AREA RATING		Dormers		Current Date	
7-Substandard		N		Check Value	
SITE RATING		ROOF COVER			
3-Average		Asphalt			
ADJ. PROP. INFL/VIEW		ROOF AGE		SECOND FLOOR	
4-Fair				Quality	
AGE		BASEMENT		THIRD FLOOR	
Walkout				Quality	
Year Built	1888	Egress	N	PORCH	
Effective Year	1888	Crawl		OPEN SF	
STORY HEIGHT		Slab		Enclosed SF	
2.2		TU GARAGE		3 SEASON/C SF	
ARCHITECTURAL APPEAL		STALLS		GARAGE (PRIMARY)	
3-Average		0		FUNCTIONAL OBSOLESCENCE	
QUALITY (CLASS)		CENTRAL AIR (%)		PROJECTED MODEL EMV	
6-Fair				\$98,500	
OVERALL BUILDING COND		HEATING		UNIQUE CHARACTERISTICS	
7-Substandard		PRIMARY 2-Forced Air		Manual	
UNINHABITABLE		SECONDARY N/A		YES	
FRAMING		FIRST FLOOR		POOL	
4-Wood Frame		QUALITY		No	
EXTERIOR WALLS		RATING		RECENT INSPECTION HISTORY	
PRIMARY 5-Wood		5-Substandard		Type of Entry	
SECONDARY N/A		SIZE N/A		DATE	
YEAR REMODELED		0		DEPUTY	
				Leo S Montes	

Sale Information	Type of Deed	Deed Date	Sale Price	Grantor	Grantee	Valid
	Q	9/18/97	2,534	HARRISON, J.K./P.A.	CORRINE E ZALA	N
	CD	11/21/98	10,200	STATE LAND DEPT	HARRISON J K P A	Y

Value/Classification	Year	Land	Building	Total	New Improvement	Prop Type	Total TOH	HS	Exempt %
	2004	7,600	90,900	98,500	0	DB			
	2003	6,600	60,900	67,500	0	DB			
	2002	5,300	46,700	52,000	0	DB			

PROP TYPE

DB

03 028 24 12 0014

3045 2 AVE S

SKETCH

BUILDING DIMENSIONS

Dim 1 W 24 D 44 H 20 Ind Yr. 1888 St. 2.2 A A Remark
 Dim 2 W 18 D 12 H 19 Ind Yr. 1888 St. 2 A A Remark

PARCEL NOTES

12-31-02 - OR - Star Tribune Article Dated Today With "The owner of Minneapolis' Longest-Boarded Building says she's moving as quickly as she can to rehabilitate it." The Star Tribune reports home to be 114 years old. "It's the city's longest boarded building, sporting plywood windows for 13 years. That's two years longer than any other structure on the city's Boarded and Vacant List." BN.

2/14/02 . BOARDED. NO CHANGES.

12/22/2000 - NC - \$20K PRTL PMT ADD/EQ, NO TOH FOR START OF REHAB TO HOME. SEE 2002 TO VIEW REHAB STATUS, UPDATE PROPERTY TYPE AND USE CODE, AND PMT ADD. BTN.

2/28/2000 - NC - DOESN'T APPEAR MUCH PERMIT WORK COMPLETED BEFORE 1/2/2000. INSPECTION DEPT, ROBIN, STATED HOUSE IS PRETTY CHOPPED UP INSIDE AND SHE ISN'T SURE AT THIS TIME ABOUT 1,2,3 FAMILY DWELLING. SEE 2001 FOR REHAB/UPDATING, PROPERTY TYPE AND USE CODE. BTN.

10/1/99 - TG - MAJOR REHAB TAKING PLACE. SEE 2000 TO VIEW INTERIOR AND PERMIT ADD. POSSIBLE CONVERSION TO SINGLE FAMILY, SO I ADDED AP070 SCREEN JUST IN CASE (DELETE THIS SCREEN IF CONVERSION DOESN'T TAKE PLACE. IF MULTI-FAMILY, UPDATE ROOM, UNIT AND BATH COUNTS. BTN.

BUILDING PERMITS SUMMARY

Date Issued	Permit Type	Permit Number	Est. Value	
2/26/03	2004CNX			c-2004 for change in condition, boarded
2/14/02	2003CNX	521675		NO CHANGE.
8/14/00	BTPA	5014254	\$ 0	03045 2 AVE S: INSTALL: 1 WC, 1 BT, 1 BN, 1 SK. GENERAL REHAB
3/31/99	BPAA	1000771	\$ 0	CODE COMPLIANCE REPAIRS INCLUDING Converting to s
3/31/99	BICB	1000007	\$ 25,000	
10/9/98	F	921861	\$ 0	RPL 2 SGL BYPASS METER SOCKETS W/DUPLEX BYPASS MX
9/14/98	D	958729	\$ 0	INSTL 3/4" WATER METER RES
8/17/98	B	659756	\$ 4,000	REROOF W/TEAROFF
5/14/98	F	916245	\$ 100	INSTL 1 CKT:FURNACE
4/9/98	B	653595	\$ 500	ALT INT DEMO ONLY (ADDL BLDG PERMIT REQ'D CC & CX
3/18/98	F	914388	\$ 2,500	INSTL 2-100A SER, 4-CKTS; SPLIT SERV, FEED ONLY X
3/6/98	Q	114173	\$ 4,660	RPL PW,PA, 1 80BTU GAS BR M&P=TD

**BOARDED BUILDINGS
NEIGHBORHOOD ASSOCIATION IMPACT STATEMENT**

INSP. USE ONLY

SENT: 8-18-2003

**TO: CENTRAL NEIGHBORHOOD IMPROVEMENT
ASSN.**

**Attention: Art Erickson, Board President - 612-638-1019
310 East 38th Street Suite 223 Minneapolis MN 55409
Attention: Joe Horan (612-673-51444)**

PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the neighboring property located at 3045 2nd AVENUE SOUTH

The hearing will be at **2:00 p.m. on WEDNESDAY, SEPTEMBER 17, 2003** in Room 317 City Hall, 350 South 5th Street, Minneapolis MN

You have the right to present testimony related to the alleged nuisance at the public hearing. In the alternative, you may submit the following neighborhood impact statement.

Please answer all questions to the best of your knowledge and **RETURN THE FORM NO LATER THAN WEDNESDAY, SEPTEMBER 3, 2003** to:

Public Service Center
Department of Inspections
ATTN: Boarded/Hazardous Buildings
250 South 4th Street, Room 300
Minneapolis MN 55415

A. The subject property has had a <input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> No Impact		
B. The subject property should be: <input type="checkbox"/> Rehabilitated <input type="checkbox"/> Demolished Comment: _____		
C. Does this property fit the housing needs of the neighborhood? <input type="checkbox"/> Yes <input type="checkbox"/> No Comment: _____		
D. The neighborhood association <input type="checkbox"/> is <input type="checkbox"/> is not interested in pursuing redevelopment/reuse of the property through privately-funded development. Comment: _____ Development Proposal Description: _____		

Signature

Date

BOARDED BUILDINGS

NEIGHBORHOOD IMPACT STATEMENT

INSP. USE ONLY

SENT: 8-18-2003

SEP 4 2003

DEAR NEIGHBOR:

PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the neighboring property located at

3045 - 2ND AVENUE SOUTH

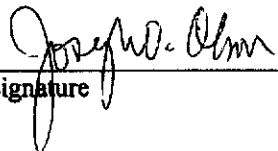
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Minneapolis MN 55415

A. The subject property has had a	<input type="checkbox"/> Positive	<input checked="" type="checkbox"/> Negative	<input type="checkbox"/> No Impact
B. The subject property should be:	<input checked="" type="checkbox"/> Rehabilitated <input type="checkbox"/> Demolished		
Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Comment: _____			


Signature

8/26/03
Date

BOARDED BUILDINGS

INSP. USE ONLY

NEIGHBORHOOD IMPACT STATEMENT

SENT: 8-18-2003

DEAR NEIGHBOR:

PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the neighboring property located at

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Public Service Center
Inspections Division
ATTN: Boarded/Hazardous Buildings
250 South 4th Street, Room 300
Minneapolis MN 55415

A. The subject property has had a ☐ Positive ☒ Negative ☐ No Impact

B. The subject property should be: ☒ Rehabilitated ☐ Demolished

Comment: *Being in an historic neighborhood, adjacent to an historic district, it is appropriate and beneficial to the neighborhood that it be restored rather than replaced*

C. Does this property fit the housing needs of the neighborhood? ☒ Yes ☐ No

Comment: *Rehabbed or restored, the house can serve well as a single-family or multiple-family residence.*

David Boril
Signature

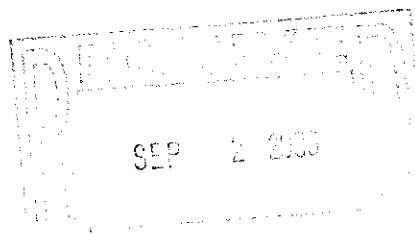
8/28/03
Date

DAVID CORAL

3037 2nd Avenue S. ♦ Minneapolis, MN 55408 ♦ (612) 825-5091

August 28, 2003

Public Service Center
Inspections Division
ATTN: Boarded/Hazardous Buildings
250 South 4th Street, Room 300
Minneapolis, MN 55415



Re: 3045 2nd Avenue South

Dear Sir/Madam:

I am including this letter with the Neighborhood Impact Statement regarding the above referenced property.

As the owner of the house adjacent to this property, I have a vested interest in seeing that property rehabbed (or restored) and functioning again as a residence and an historic home in an historic section of south Minneapolis. To that end I would like to take this opportunity to express my strong interest in obtaining the property, should it fall from the hands of the current owner. I currently have the resources, both monetary and skills, necessary to complete the project within the coming year.

I have strong motives for acquiring the property. Since I am the nearest neighbor to this house, it should be clear to you that it is in my best interest to see it functioning again as a residence. Further, it also should be apparent that it is important to me that the house be well-maintained and filled with responsible people, whether renters or new owners.

My current home at 3037 2nd Avenue South was boarded and vacant for 7 years before I, in partnership with Southside Neighborhood Housing Services, acquired it in February 1999. It was restored and occupied by August of that same year – just 6 months – at a cost of approximately \$75,000, half of the City's original estimate. Given the opportunity, I intend to do the same with 3045.

If you or your colleagues wish to discuss this with me further, please feel free to contact me. My phone number at the University's Office of the General Counsel is 612-624-3894. I would welcome the conversation.

Thank you.

Most Sincerely,

David Coral

3045 2ND AVENUE SOUTH

BUILDING

Roof- New Roof; No Building Permit Pulled, Permit Required.

Basement- Tuck-Point Foundation Wall, Provide Air Space Around Micro Lam Header ½ Inch Per Code. Fasten Sump Basket.

Repair Walls, Ceilings, And Floors As Needed.

Provide Handrails As Required By Code.

Front Porch; Repair/Replace.

Missing Back Stair/Landing.

Repair/Replace Back Cement Landing.

Tempered/Safety Glass At Landing Required.

Need To Install Counter Flashing At Chimney.

1 Hour Separation With Sound Control Required (Duplex).

Regrade Away From The Foundation.

Repair/Replace Basement Windows, Natural Light And Ventilation Is Required.

Repair/Replace Siding, Fascia, And Soffits As Required.

Repair Window Trim.

Repair/Replace Garage Siding And Doors.

Repair/Replace Any Bad 2x Inside Garage.

Provide Smoke Detectors Throughout Including In Each Bedroom, Hallway And On Every Level Including The Basement As Required By Code.

Call For Inspections

Permits Are Required.

3045 2ND AVENUE SOUTH

ELECTRICAL

5/20/03

Hire A Licensed Electrical Contractor To:

Secure Electrical Permit.

Contractor Shall Wire Both Units To Current 2002 National Electrical Code Standards.

House Opened Up And Wiring Added Throughout Without Permit And Inspections.

3045 2nd Avenue South

Plumbing

Water & Gas Piping: Totally Removed, Size And Replace To Code.

Waste & Vent: Bring Waste And Vent To Code Totally, Including Open Sewers In Numerous Locations.

Bathtubs: 1st Floor Front And Back-Both Are Missing Parts And Should Be Replace In An Approved Manner.

Basins: Parts Are Missing; Replace In An Approved Manner. The Second Floor Plumbing (Both Bathrooms) Do Not Appear To Be Installed To Code.

Walls Must Be Opened To Prove Waste And Vent Is Installed To Code.

All Fixtures Must Have Individual Shut-Off Valves.

Totally Remove Plumbing To The Carage

This Work Is To Be Performed By A Licensed Plumbing Contractor.

3045 2nd Avenue South

Heating/Mwa/Gas

Install Complete New Heating System As Required By Code.

Provide Heating Systems Capable Of Maintaining 70 Degrees Fahrenheit At 3 Feet Above Floor In Each Habitable Room (Ubc 310.11)

Each Bathroom Must Have An Operable Window Or A Mechanical Exhaust Fan Vented To Outside (Ubc 1203.3)

Certify The Integrity Of Heat Exchanger In Basement Furnace (Umc 104)

Clean And Service Repair Or Replace Existing Basement Furnace (Umc 104)

Remove Return Air Panning ½ Seal Top Of Gap Between Floor Boards With Resin Paper Or Sealant And Seal Holes Through Sides Of Floor Joists (Umc 701)

Clean, Repair, Or Replace All Rusted Broken Or Missing Registers, Grilles And Ductwork And Furnace Filter (Umc 104)

All Work To Be Done By A Licensed Contractor With Proper Permits Pulled.

PS & RS PRESENTATION OUTLINE

Address: 3045 2nd Ave. S.

Ward: 8

Owner: Henn. TFL

Taxpayer: Corinne Zala

Lot Size: 46 x 127

Units: 3

Year Built: 1888

Age: 115

Zoning: R2B

Number of Stories: 2.2

Fire: No

Boarded: 5/01/89

Neighborhood Impact: 27 sent-2 received-favored rehab

Owner Auth to Demo: no

Submitted Rehab Plan: yes

Estimated Rehab Cost:

Estimated After Market Rehab Value:

Estimated Cost to Demo:

Fire Escrow: N/A

History: Boarded on May 1, 1989. Hennepin Co. TFL had Code compliance done in 1996. Corinne Zala purchased it in 1998. Code compliance deposit forfeited last year.

Inspections Division Recommendation:

MCDA Recommendation:


Hennepin County Taxpayer Services Department

A-600 Hennepin County Government Center
Minneapolis, Minnesota 55487-0060

*Hand delivered
9/15/03*

September 15, 2003

CORRINE E ZALA
2733 COLUMBUS AVE S
MPLS MN 55407

Post-it* Fax Note	7671	Date	9/16/03	# of pages	2
To	Craig Eliason	From	Jeff Strand		
Co./Dept.	Dist. Supr.	Co.	HC-750		
Phone #	Inspections	Phone #			
Fax #	673-5819	Fax #	348-9716		

RE: 3045 2nd Ave S, 03 028 24 12 0014

Dear Ms Zala:

Hennepin County Taxpayer Services has received a letter from the City of Minneapolis Inspections Department and is planning to proceed with demolition of the structure on the above property. Your purchase contract with us requires you to bring the property up to code compliance within one year of the purchase and allows us to remedy the existence of any substandard structures on the property.

The City of Minneapolis is holding a hearing on September 17th at 2:00p.m. in Room 317 City Hall concerning the demolition of the building. We would like a tour of the property to determine the condition and an understanding of your plans to remedy the failure to bring it into code compliance by noon of that date.

Please contact me at 612-348-8648 or Jeff Strand at 612-348-7870 to arrange an inspection tour.

Sincerely,

Raymond G Ball
Property Services Rep.

P.02/02

HC 599 (6/02)

TOTAL P.02

Phone Number for hearing impaired with TDD Equipment: (612) 348-3461

PROPERTY ID NO. 03-028-24 12 0014

PROPERTY ADDRESS: 3045 2ND AVE S

MUNICIPALITY: MINNEAPOLIS (01)

LEGAL DESCRIPTION:

ADDITION NAME: BAKER'S 2ND ADDITION T

LOT: 013

BLOCK: 001

DATE 09/16/03

PAYMENT TYPE	PURCHASE
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CJ/CONTRACT NO. 02609

DATE INITIATED 11/21/96

INSTALLMENT NO. FINAL

TAX RECORD FEE OWNER:
HENNEPIN FORFEITED LAND

INTEREST CALCULATED THRU 09/16/03

SEP-16-2003 14:08

\$2,000.00 Cash Deposit
Statement of Understanding/Receipt

This statement is to acknowledge that I have been informed and understand that according to Ordinance 89.15 my \$2,000.00 cash deposit for 3045 2nd Ave So shall be available to me on September 25, 1998 if all of the work has been completed and the Certificate of Code Compliance has been issued. Alternatively, I understand that the \$2,000.00 will be forfeited if the work has not been completed and the Certificate has not been issued by the aforementioned date.

Signed: Corrine E Zala - 2/24/98

Check should be mailed to:

Name: CORRINE E ZALA

Address: 2733 COLUMBUS AVE SO

City: MTS - State: UN Zip: 55407

Phone: 871-4809

Code Compliance Inspection # W 0006840 Date: 2/25/97

Deposit Received By: [Signature]

cash/cashiers check/money order

Check # 100-49411

Code Compliance Summary Sheet

W#000 6840

Address: 3045 2nd Ave. S.

Appt. Date: Mon., 11-18-96 Appt. Time: 1:00 p.m.

Contact Person: Gordy Ramm Phone# 348-7839

Inspectors Notified 11-5-96
(date)

Orders Mailed 11/20/96 + 11/21/96
(date)

Date Orders Rec	Area Inspected	Inspector	Approved yes/no	Reinspection Date	Comments
11/19/96	Building	O/son	NO	5/20/03	
11/20/96	Electric	Clark	NO	5/20/03	
11-20-96	Plumbing	Hansen	NO	5/20/03	Hypser
11-20-96	MWA	Lewis	NO	5/20/03	At Orders Schults
11-20-96	HW Heat	Holden			
11-21-96	Gas Heat	Hodgson			
11/20/96	Housing	Waulters	NO	5/20/03	

Full Basement Req? Yes/No

Special Council Permit # _____

Building Permit # _____

Approved/Denied Date: _____

6/18/97 per phone - city clerk office per mps endorsement 14.150 - bsmt. special council permit good only 1 yr - must get new waiver

\$2,000 Deposit: 2/25/98
(date paid)

Refund/Forfeit: 5/02
(date)

Deposit paid by: Corrine Zala

DEPOSIT WAIVED: YES/NO

REASON: h 1/12-871-4843

Summary Notes:

- 1/21/97: Sent new owner letter/zoning report/orders. CC due 7-14-97
- 3/21/97: Deposit/waiver letter sent
- 5/14/97 Owner called 825-0036 plans to start work in 30-45 days in the mean time he will be applying for basement waiver.

11-18-97: Letter to New owner asking for contact

1-15-98: Rec call from owner Corrine Gala: Bldg was purchased from Hean Cty Sept. 17, 1998. Bob Roscoe has gotten plans approved from Don Olson. They are either going to remove porch or convert it to comply with basement requirement. Her 1st phase of financing was approved. Getting contractors lined up now. There is a substantial water bill they are trying to get wiped off by County. Her phone #s are: 871-4809 + 871-4843

7/16/98: Reminder letter sent.

9/25/98 Granted extension until Dec 31, 1998

9/28/98 extension letter sent

12/30/98 al granted extension till 3/31/99, letter sent

4/6/99 update letter sent

4/13/99 Owner pulled "B" permit last week - 871-4809

5/3/99 Res al-ok 90 day extension

8/27/99 extension letter

Sent

11/15/99 extension letter sent

1/26/00 extension letter sent

7/22/00 Called Corrine for status

9/26/00 extension to 10/30/00

11/3/01 90 day extension per ADD

12/13/01 CM for Corrine to call w/ plan to finish work + will forfeit debt

4/11/02 Profit debt

5/20/02 Corrine of Corrine Co. has had problems w/ paperwork
with bank - trying to get bank to release property
to get extension to get
plan to get
plan to get

2/19/03 per Corrine msg - we will sched. update of ~~5/11/03~~ appt
 1/1 for 3rd wk in April - she will be there.
 1/1 & will call her w/ day + time 612-871-4809
 4/18/03 LM at cell + office - to resch appt (~~to finish~~ to be
 1/1 when 2 wks)
 4/24/03 LM - New appt for update resp. is 5/20 at 1⁰⁰ pm
 4/24/03 see also computer status notes

STATUS NOTES/PHONE CALLS

3045 2nd Ave S

[illegible]

Ogren, Lynn A

From: Glennis Ter Wisscha [gterwisscha@northsidenhs.org]
Sent: Wednesday, July 23, 2003 5:26 PM
To: Ogren, Lynn A
Subject: Re: SNHS funding for 3045 2Ave S

Lynn,

Got a call back from Nina and SNHS. There is up to \$15,000 in committed funds for Ms. Zala. The last that SNHS knows, is last spring she picked up an application to complete and was to return it to SNHS but never did. The application apparently has a proforma that shows "need". Example: if has money for 80,000 in rehab, but rehab actually is bid at 90,000 client is eligible for 10,000 subsidy under this program. The program limit is 15,000 but without the proforma, we don't know how much she actually needs.

Tricky part: Both SNHS AND CNIA can commit projects to this program independent of each other. MCDA is the agent in charge of tracking how much is ultimately there to commit. So until we can get an answer from MCDA, who knows?

So, yes...it does appear that she has money set aside. But, if you can wait to communicate that to her until I get more firm answers, that would be great.

Thanks,

Glennis

"Ogren, Lynn A" wrote:

Glennis,

Thanks for the quick response. I'm not sure what the "45 days" referred to exactly--it came to be 2nd hand. A housing inspector was at a neighborhood meeting attended by Earl, and this address was one of the ones on the agenda. I don't know what she would have to have done to get the money. She is not happy with inspections or me at the moment. If by chance she does call me, I'll refer her to you to see if there is any funding available. Any update you can give me next month would be great. We may be taking this property to council with a demo recommendation, as it has been condemned a very long time with very little progress, the neighborhood is not happy with it's lack of rehab.

Thanks

-----Original Message-----

From: Glennis Ter Wisscha [mailto:gterwisscha@northsidenhs.org]
Sent: Wednesday, July 23, 2003 2:23 PM
To: Ogren, Lynn A
Subject: Re: SNHS funding for 3045 2Ave S

Lynn:

This is what I know: SNHS has a program called "Central Vacant and Boarded". There is nothing in the General Ledger that reflects Ms. Zala or the address and having received any money. There appears to be a fund balance that may be available to her property, but I have no way of knowing until we get access to the SNHS building on August 4th to locate contract files and try to recreate the history of this program and figure out if there are outstanding commitments that need to be honored. So of the remaining fund balance, I can't say how much is available.

7/23/03

Can you clarify what she meant by "...giving her 45 days to do what was needed..."? Did she need to complete paperwork or an application? I'm not sure what she needed to do. I'm also concerned that if Earl did reassign the funds to another project, it may take a little digging to discover what project that was.

Anyway, we're trying! If it would help ease your workload, have Ms. Zala call our office 521-3581 and ask for me. I can at least let her know that we're aware of her question and are trying to help get her an answer.

Thanks Lynn.

Glennis

"Ogren, Lynn A" wrote:

Glennis,

Can you check on this for me? The owner of 3045 2Ave S, Corrine Zala, thinks that there is funding reserved for her from SNHS to assist with the rehab of this boarded building. I heard that earlier in the spring, Earl Rogers was giving her 45 days to do what was needed, or he would reassign the funds to another project.

I'd like to know if there are funds, and how much, if possible.

Any information would be helpful!!

Thanks much.

Lynn A. Ogren
Program Manager
ph 612-673-5862
fx 612-673-2140

NOTICE OF PUBLIC HEARING

*gave to Jim
8/16/03*

PURSUANT TO CHAPTER 249 MINNEAPOLIS CODE OF ORDINANCES, THE
DIRECTOR OF INSPECTIONS HAS DETERMINED THE DWELLING ON THE
PREMISES COMMONLY KNOWN AS 3045 - 2nd Ave So.

AND LEGALLY DESCRIBED AS Lot 13 - Block 1
Bakers 2nd Addition to Mpls.
CONSTITUTES A NUISANCE CONDITION WITHIN THE MEANING OF THE
ORDINANCE.

THE DIRECTOR OF INSPECTIONS RECOMMENDS THAT THE STRUCTURE BE
RAZED/REHABILITATED. IF IT IS RAZED THE COSTS WILL BE ASSESSED
TO THE PROPERTY.

THE PUBLIC SAFETY AND REGULATORY SERVICES COMMITTEE OF THE
MINNEAPOLIS CITY COUNCIL WILL HOLD A PUBLIC HEARING IN ROOM 132¹³⁷,
CITY HALL ON Wed. Sept 17, 2003 AT 2:00^{1:30} P.M. TO ACT ON THIS
RECOMMENDATION.

THIS NOTICE IS THE PROPERTY OF THE CITY OF MINNEAPOLIS

WARNING

DO NOT REMOVE UNDER PENALTY OF LAW

DATED not before 8/29/03

Division of Inspections, 250 S. 4th St. Minneapolis, MN 55415

673-5828

TUESDAY, SEPTEMBER 2, 2003

★ ★ ★ ★
Official Publication
BOARDED BUILDINGS

(Published
September 2, 9, 16, 2003,
in Finance and Commerce)

Dated: August 25, 2003.

Notice is hereby given to:
Corrine E. Zala, 2733 Columbus
Ave. S., Minneapolis, MN
55407; Hennepin Forfeited
Land, Attn: Jeff Strand, 300
South 6th St., A-600, Minneap-
olis, MN 55487.

The Inspections Division of
Regulatory Services of the City
of Minneapolis ("Inspections")
conducted an inspection of the
property generally known and
described as: **3045 - 2nd Ave-
nue South.**

Legal Description: Lot 13
Block 1, Bakers 2nd Ad-
dition to Minneapolis, ac-
cording to the recorded plat
thereof, and situate in Hen-
nepin County, Minnesota.

Property Identification Num-
ber: 03-028-24-12-0014, in the
City of Minneapolis, County of
Hennepin, State of Minnesota,
which you own, have under
your control, or in which you
have an interest.

This announcement is to noti-
fy you that the above-described
building constitutes a nuisance
condition under Chapter 249 of
the Minneapolis Code of Ordina-
nances. Accordingly, we are re-
questing the Public Safety and
Regulatory Services Committee
of the Minneapolis City Council
to concur with our recommen-
dation to rehabilitate or raze
this structure and to assess all
costs to real estate as a special
assessment. This meeting will
be held in **Room 317, City
Hall on Wednesday, Septem-
ber 17, 2003 at 2:00 P.M.** You
have the right to appear indi-
vidually or through a represent-
ative, or to submit a written
statement to Inspections. You
have the right to examine and
cross-examine witnesses ap-
pearing at the hearing and offer
such evidence as may bear on
the decision to demolish or re-
habilitate the building. You
have the opportunity to review
the Inspections file prior to the
hearing, by arranging for
review at the Inspections office.
The hearing will be electroni-
cally recorded.

If you wish to contest the In-
spections' recommendation, you
must provide to Inspections a
statement itemizing the cost to
rehabilitate the building in or-
der to demonstrate the feasibili-
ty of rehabilitation. This state-
ment must be **RECEIVED** by
Inspections at least 48 hours
prior to the hearing. For exam-
ple: For a hearing on Wednes-
day at 1:30 p.m., your state-
ment must be delivered to In-
spections by 1:30 p.m. on Mon-
day) to receive consideration.

Further information on the
above matter may be obtained
from **Craig Eliason at (612)
673-5851.**